



MIR: Material Info

The Material Information Affecting this Property

Monday 24th March 2025



RIDGEWAY, NUNNEY, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 2,475 ft ² / 230 m ² | | |
| Plot Area: | 8.91 acres | | |
| Year Built : | Before 1900 | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,778 | | |
| Title Number: | ST107838 | | |

Local Area

| | | | |
|--------------------|----------|------------------------------------|------|
| Local Authority: | Somerset | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | | |
| • Rivers & Seas | Very low | 17 | - |
| • Surface Water | Very low | mb/s | mb/s |
| | | | |

| | | | | | | |
|--------------------------|----|---|----------------|----------------------------------|-----|--------------|
| Mobile Coverage: | | | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | | | |
| | | | | | | |
| O ₂ | EE | 3 | O ₂ | BT | sky | Virgin media |

Planning History This Address

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Planning records for: *Ridgeway, Nunney, Frome, BA11*

Reference - 2013/1006

Decision: Approval

Date: 02nd May 2013

Description:

Application for the approval of details reserved by condition 7 (contamination assessment) of planning permission 2012/2058.

Reference - 2023/1707/PAA

Decision: Decided

Date: 05th September 2023

Description:

Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3) and for associated operational development.

Reference - 2012/2058

Decision: Approval with Conditions

Date: 28th August 2012

Description:

Construction of a new bungalow. (Amended plans rec'd 7/02/13)

Reference - 2013/2368/APP

Decision: Split Decision

Date: 18th November 2013

Description:

Approval of details reserved by condition 4 (materials) of permission 2012/2058

Planning History This Address

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Planning records for: *Ridgeway, Nunney, Frome, BA11*

| Reference - 2010/0797 | |
|-----------------------|--|
| Decision: | WDT - Withdrawn |
| Date: | 21st April 2010 |
| Description: | Certificate of existing lawfulness for residential use of land as a caravan site to site one static caravan for permanent residential use. (DEL) |

Planning records for: *Park View Ridgeway Nunney Frome Somerset BA11 4NU*

| Reference - 077212/006 | |
|------------------------|---|
| Decision: | Approval with Conditions |
| Date: | 15th March 2004 |
| Description: | Two storey rear extension to replace existing single storey extension (CAT A) |

Planning records for: *Hawthorn Cottage, Ridgeway Lane, Nunney, Frome, BA11 4NU*

| Reference - 2012/2199 | |
|-----------------------|--|
| Decision: | Development is Lawful |
| Date: | 21st September 2012 |
| Description: | Application for the lawful existing use of Hawthorn Cottage, Ridgeway, Nunney as a single dwellinghouse. |

Planning records for: *The Hermitage Ridgeway Nunney Frome Somerset BA11 4NU*

| Reference - 2024/0639/FUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 03rd April 2024 |
| Description: | Demolition of existing agricultural buildings and erection of 3 No. dwellings (to replace Class Q approvals 2023/2017/PAA & 2023/2018/PAA) with associated works to form access, parking and gardens. |

Planning records for: *Newleaze Ridgeway Nunney Frome Somerset BA11 4NU*

| Reference - 2023/2161/HSE | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 07th November 2023 |
| Description: | Proposed 2 storey side extension. New porch. |

Planning records for: *Newleaze Ridgeway Nunney Frome Somerset BA11 4NU*

| Reference - 2024/0524/FUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 19th March 2024 |
| Description: | Erection of a stable block and change of use of the proposed site from agricultural use to equestrian use. |

| Reference - 38/23/0385/T | |
|--------------------------|---|
| Decision: | Registered |
| Date: | 09th November 2023 |
| Description: | Application to fell one ash tree included in Taunton Deane Borough (Taunton No.1) Tree Preservation Order 2004 at The Spinney, Fouracres Close, Taunton (TD958) |

| Reference - 2023/2167/FUL | |
|---------------------------|---|
| Decision: | Registered |
| Date: | 09th November 2023 |
| Description: | Erection of a stable block and workshop |

Planning records for: *Hawthorn, Ridgeway, Nunney, Frome, BA11 4NU*

| Reference - 2013/0987 | |
|-----------------------|---|
| Decision: | Approval with Conditions |
| Date: | 26th April 2013 |
| Description: | Erection of new build dwelling subject to a planning obligation to return secondary dwelling to ancillary accommodation for the main house. |

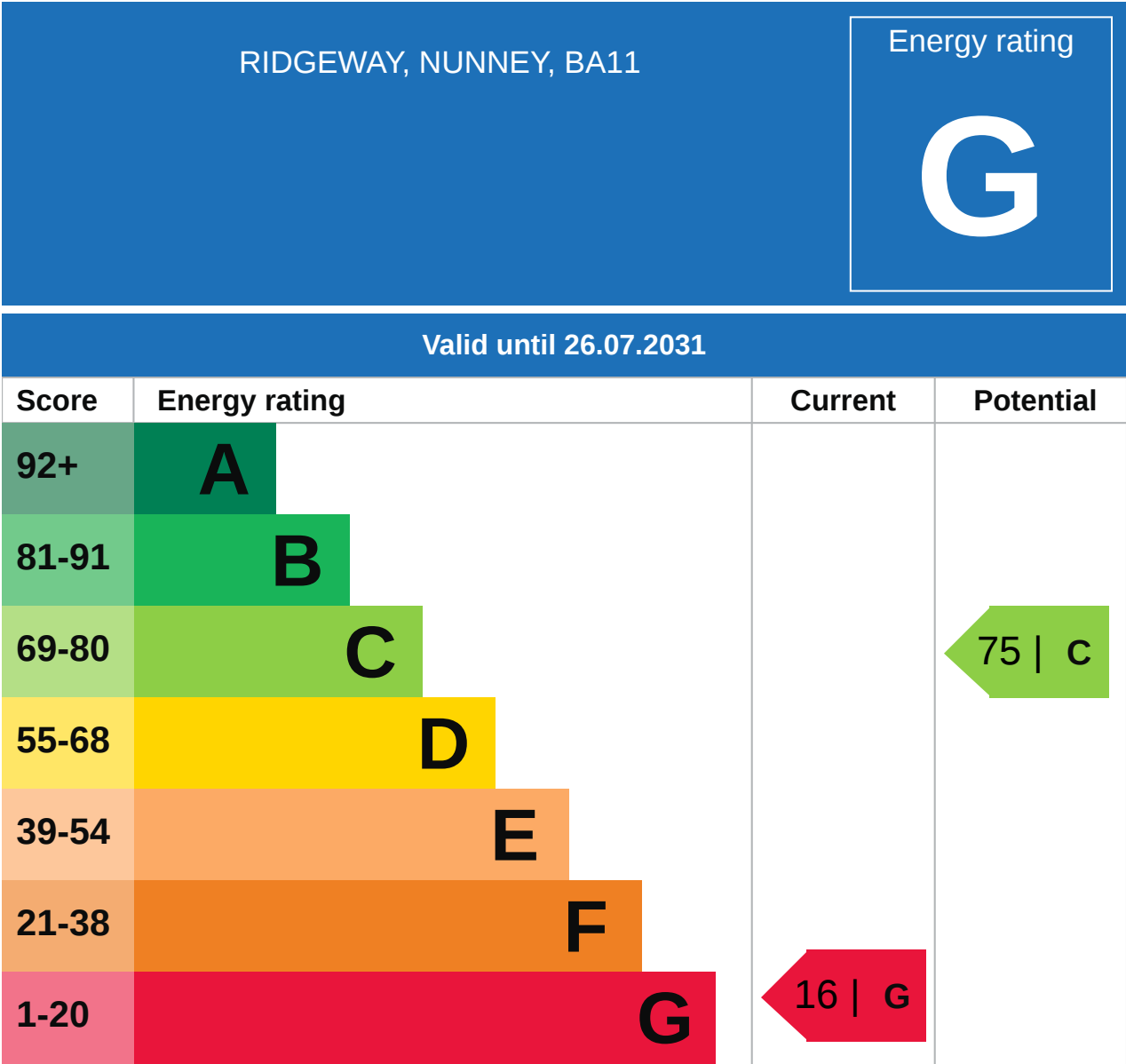
Planning records for: *Hawthorn, Ridgeway, Nunney, Frome, BA11 4NU*

| Reference - 2013/1968 | |
|-----------------------|--|
| Decision: | Approval |
| Date: | 12th September 2013 |
| Description: | Application for approval of details reserved by condition 7 (schedule of materials for external finishes, including roof) of planning permission 2013/0987 (Erection of new build dwelling subject to a planning obligation to return secondary dwelling to ancillary accommodation for the main house). |

Planning records for: *Plane View Ridgeway Nunney Frome Somerset BA11 4NU*

| Reference - 2014/1339/APP | |
|---------------------------|---|
| Decision: | Approval |
| Date: | 04th July 2014 |
| Description: | Approval of details reserved by condition 4 (materials) on planning permission 2012/2058. |





Property EPC - Additional Data

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Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Sandstone or limestone, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system, no cylinder thermostat |
| Hot Water Energy Efficiency: | Very Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 230 m ² |

Rights of Way (Public & Private)

Public footpath runs along driveway and exits on land to the north

Electricity Supply

Mains

Gas Supply

No GAS

Central Heating

Oil

Water Supply

Mains water

Drainage

Private drainage

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

Testimonial 1



We predominately dealt with Shelly at the Frome branch through the process of buying and selling our house. Over the last 18 months Shelly has been pretty much the only agent in town who has bothered to keep me up to date with what was coming on the market etc. Not only did we sell through C&T but when it came to purchasing (also through them) they really worked hard to make the deal work for everyone. A very positive experience.

Testimonial 2



Cooper and Tanner in Frome were highly recommended to us – and we are delighted that we listened! We have found them to be experts in their field with excellent local knowledge and a very clear understanding of the market. Adam and his team have been professional, helpful and supportive throughout the process – far above and beyond the call of duty - and a real pleasure to deal with.

Testimonial 3



In the last 2 years or so we have bought twice and sold once with Cooper and Tanner in Frome. Adam Scott and his entire team have been really great throughout. All three transaction had complications that needed to be sorted out, especially the last one that took 6 months to complete with many twists and turns. Adam has been so patient and energetic and on the ball, on top of the situation throughout. He builds a great rapport with both buyer and seller.

Testimonial 4



We had a sale agreed on our property early in 2023 after only being available for a few days. Throughout the selling process Cooper & Tanner in Frome were consistently helpful and supportive. Furthermore, they demonstrated that they had a very clear understanding of the market. They were a pleasure to deal with and in particular, Adam Scott (Branch Manager) & Ross Bowers (Senior Negotiator) were always on hand if we had any problems or worries.



/cooperandtanner

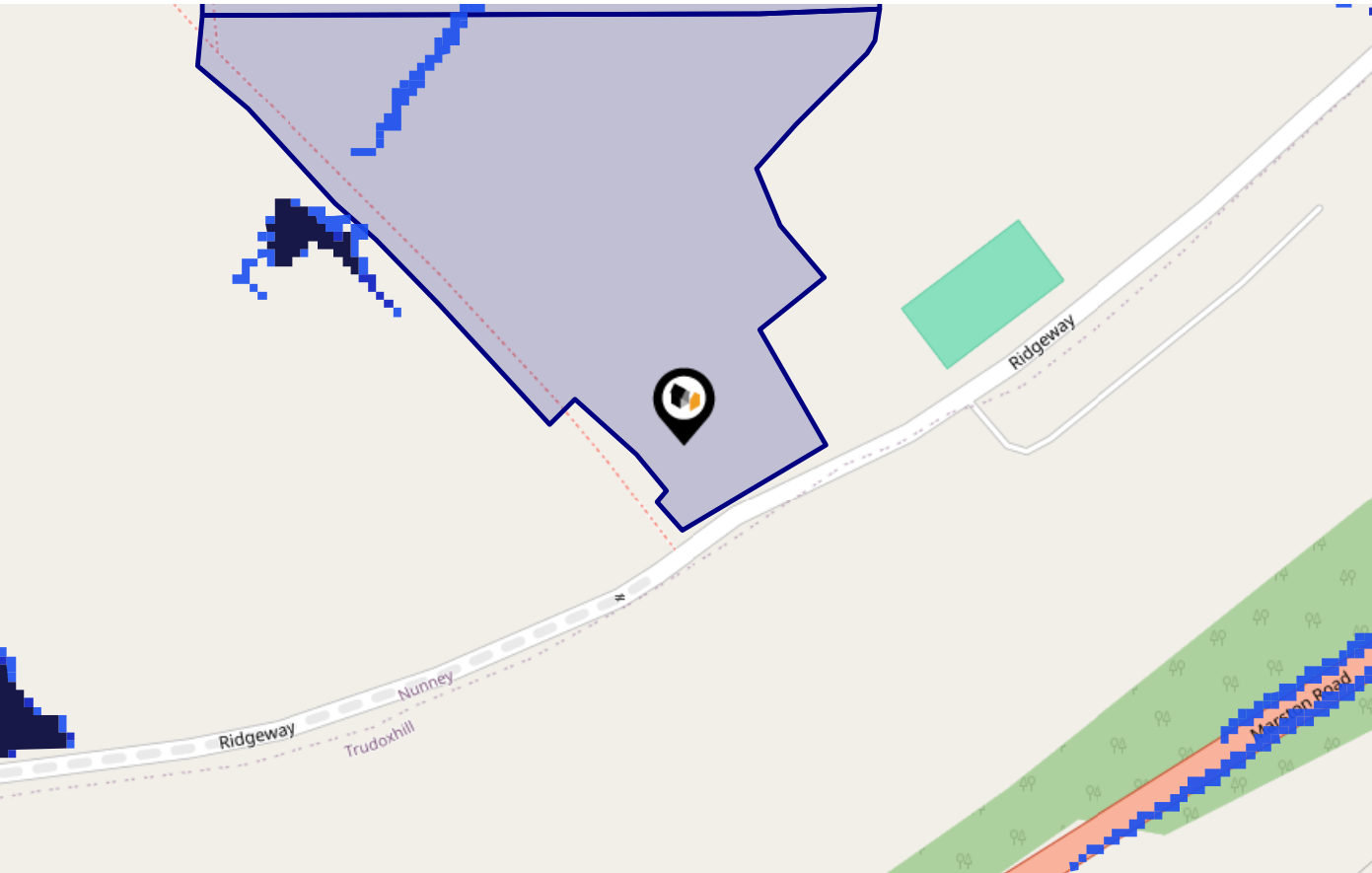


/cooper_and_tanner/

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

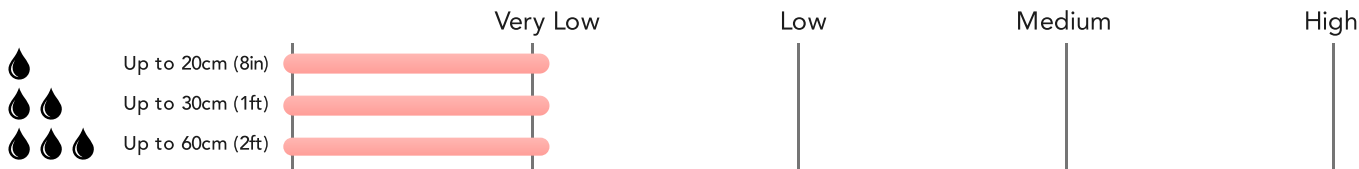


Risk Rating: Very low

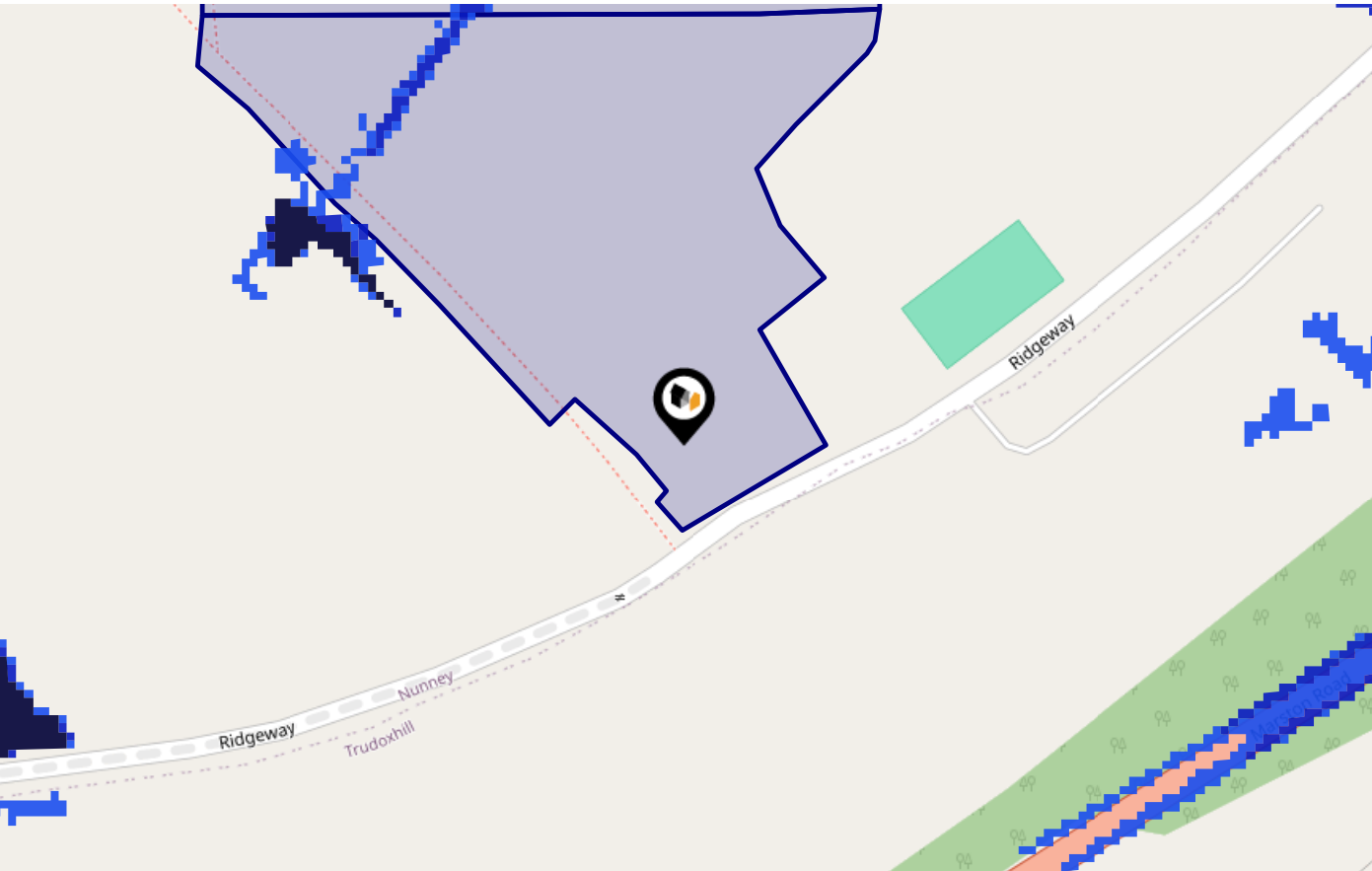
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:







This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

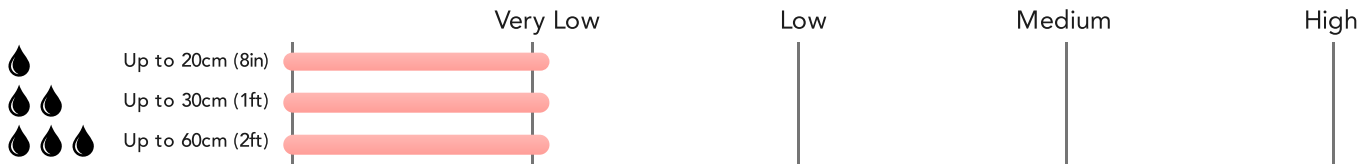


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

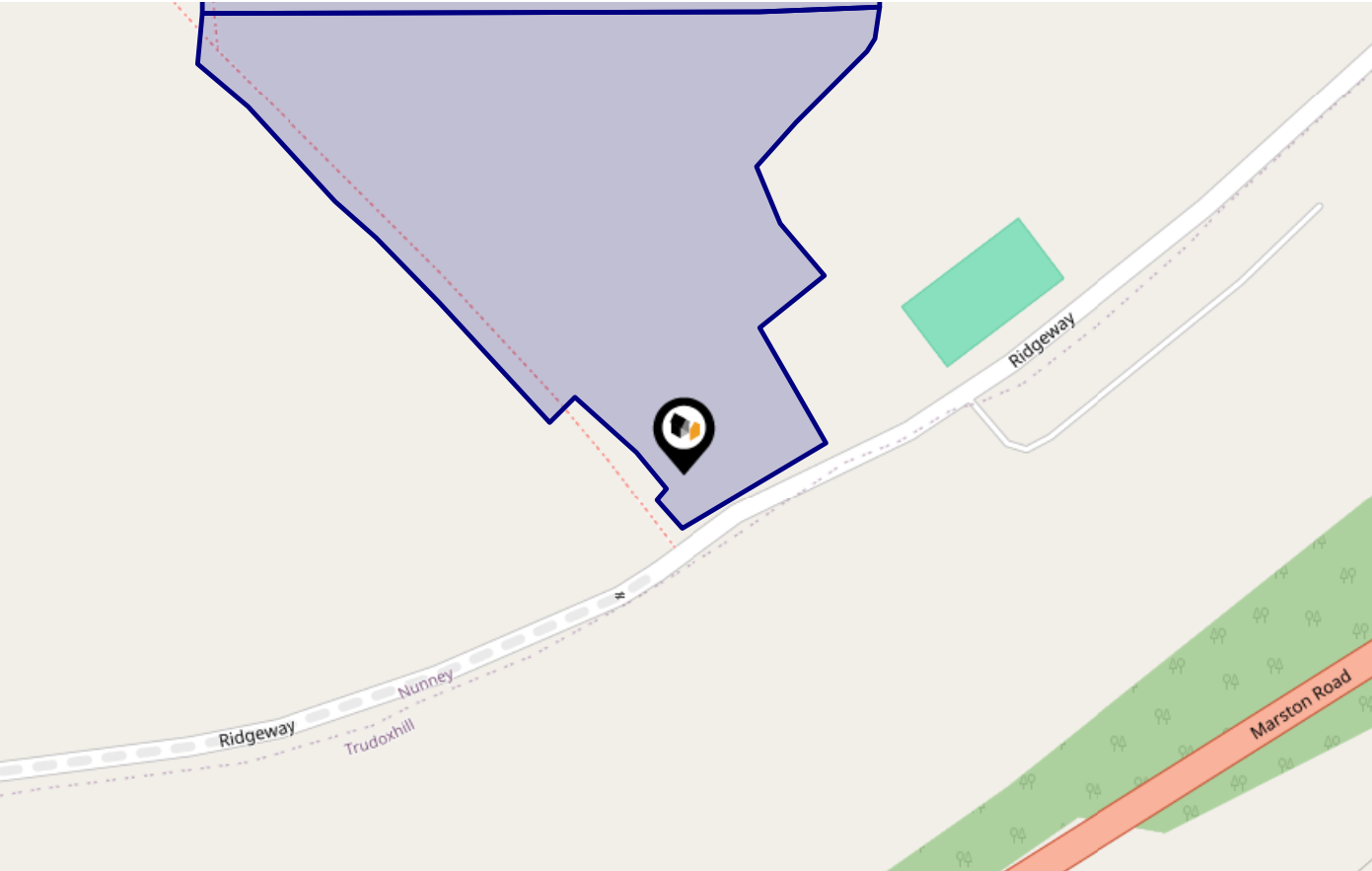


Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

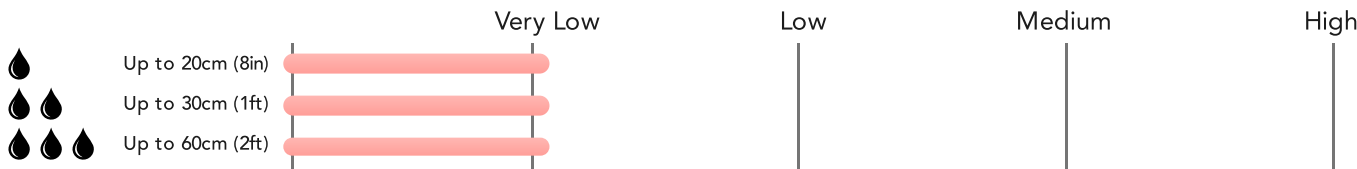


Risk Rating: Very low

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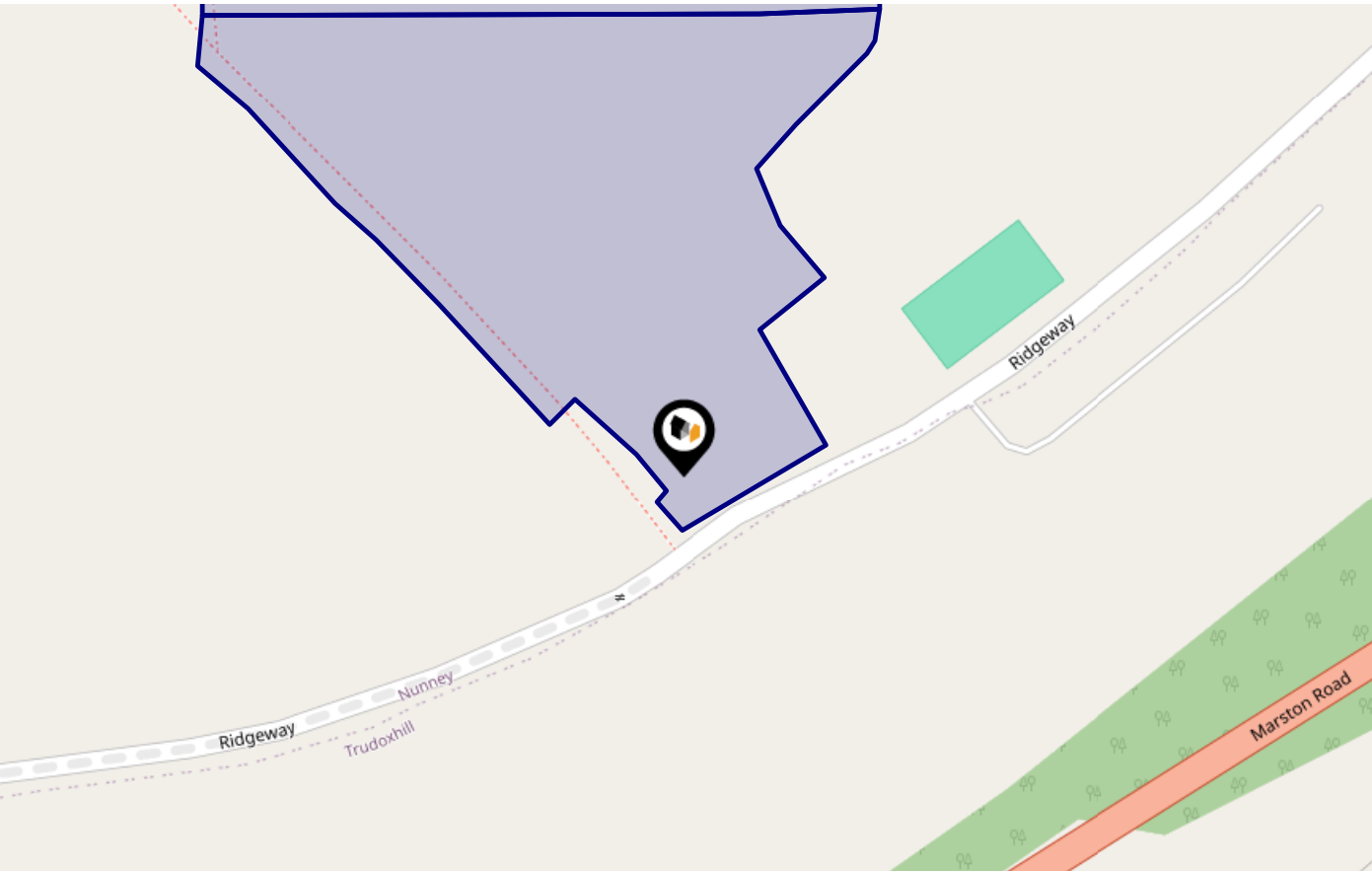


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

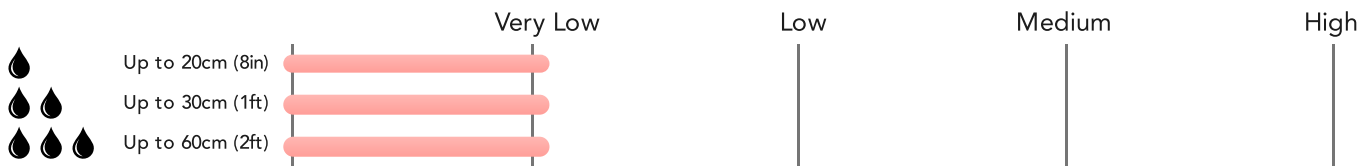


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



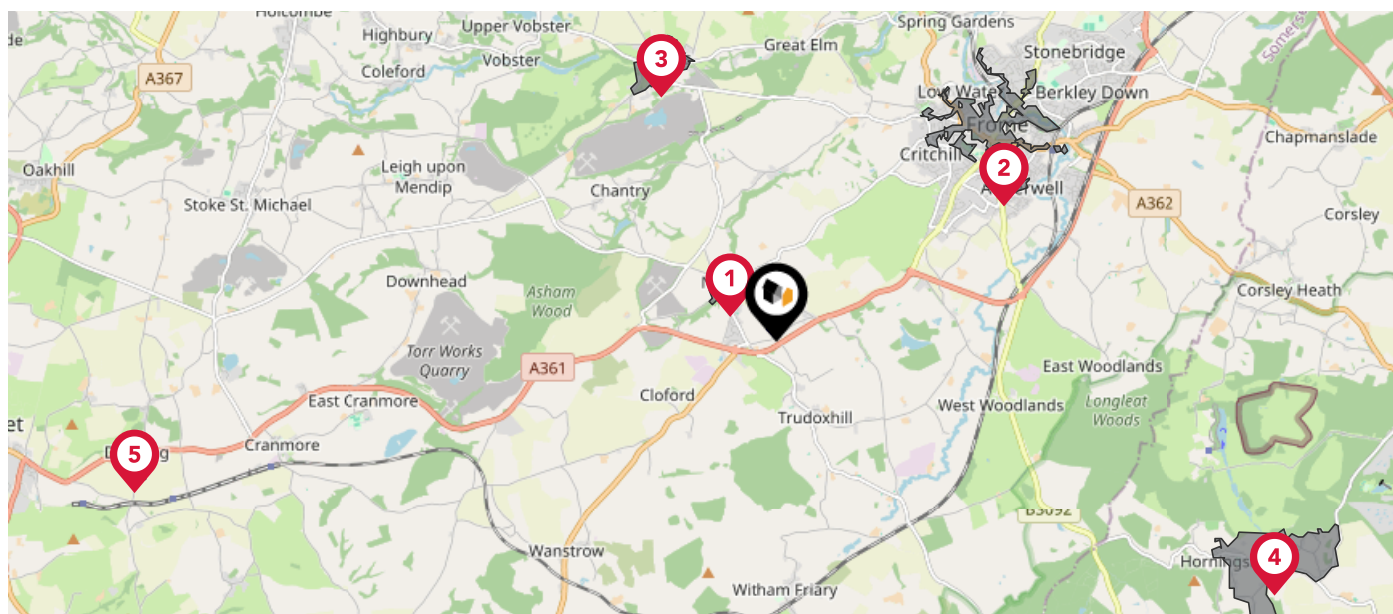
MIR - Material Info

Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Nunney



Frome



Mells



Horningsham



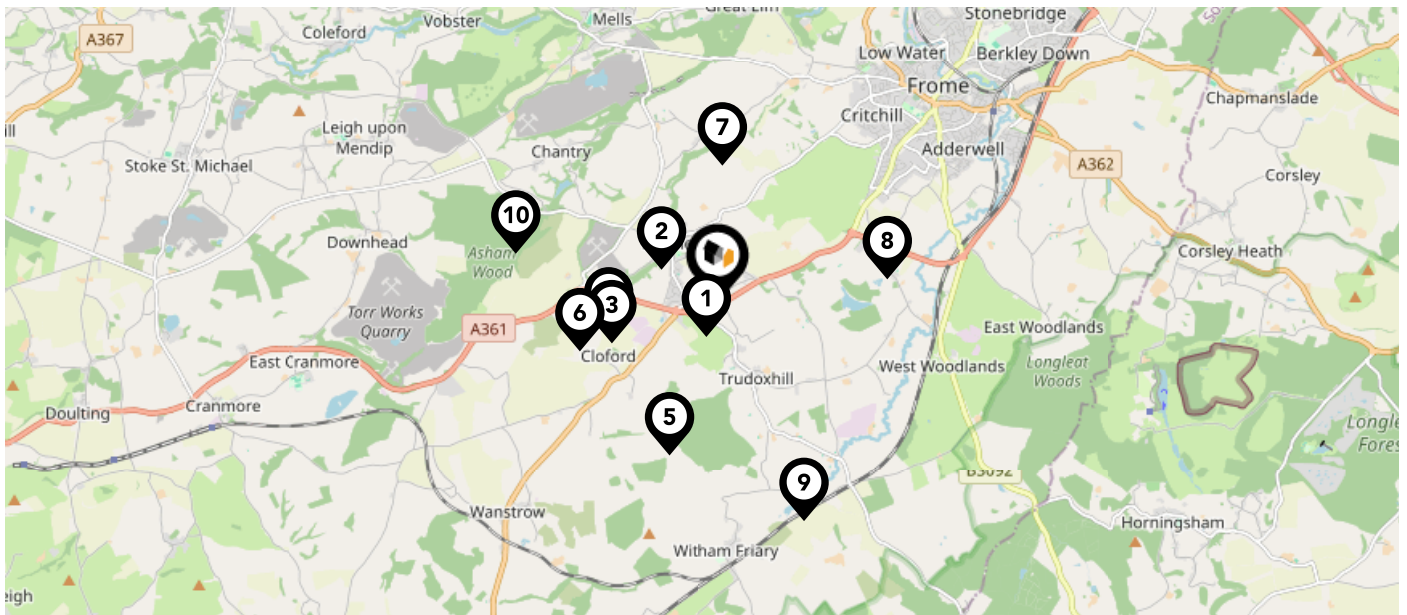
Doultong

Maps

Landfill Sites

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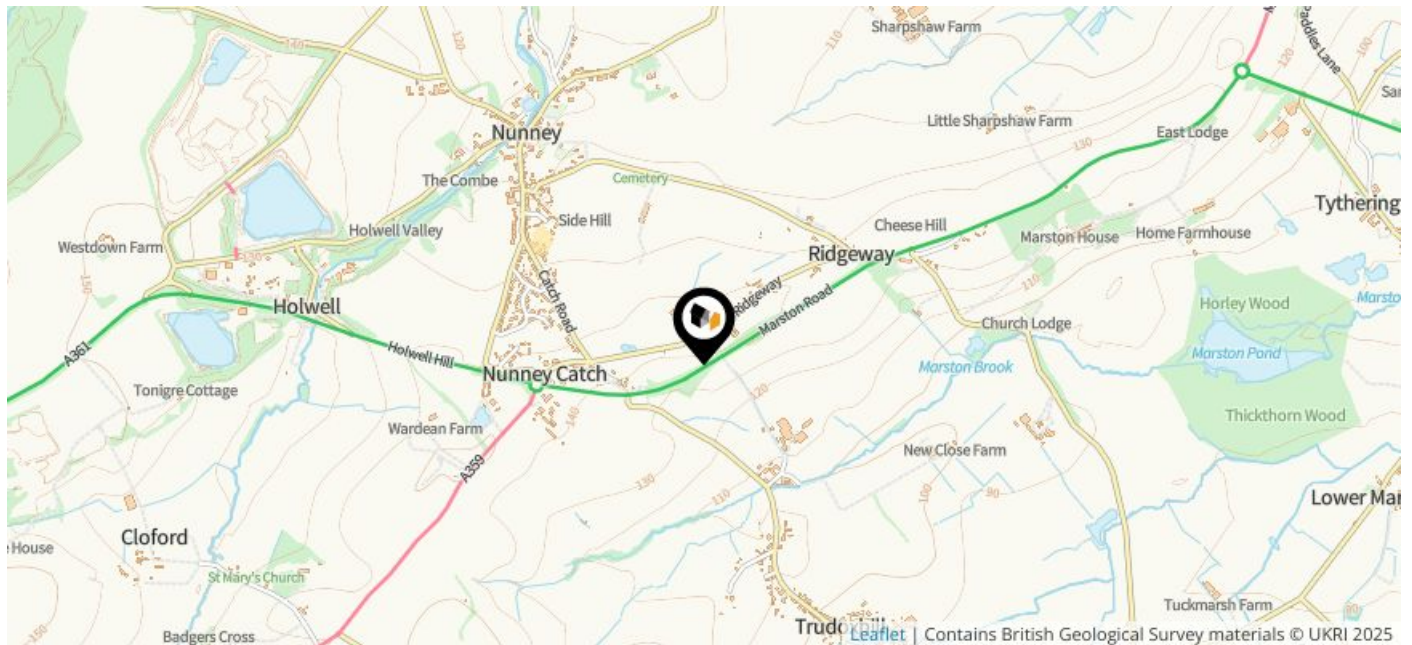
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

| | | | |
|----|--|-------------------|--|
| 1 | Adjacent A361-Trudoxhill, Midford Hill, Midford, Bath, Avon | Historic Landfill | |
| 2 | Castle Hill-Nunney, Frome, Somerset | Historic Landfill | |
| 3 | Adjacent A361-Nunney | Historic Landfill | |
| 4 | EA/EPR/SP3699FR/A001 - Colemans Quarry | Active Landfill | |
| 5 | Postlebury Wood-Cloford Common, Wanstraw, Somerset | Historic Landfill | |
| 6 | Cloford Manor-Cloford, Frome, Somerset | Historic Landfill | |
| 7 | Coombe Farm-Whatley, Frome, Somerset | Historic Landfill | |
| 8 | Styles Hill Site E-Land Adjacent to Tytherington Lane East, Tytherington, Styles Hill, Frome | Historic Landfill | |
| 9 | Witham Hall Tip, Witham Hall Farm-Witham Friary | Historic Landfill | |
| 10 | Asham Wood-Frome | Historic Landfill | |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

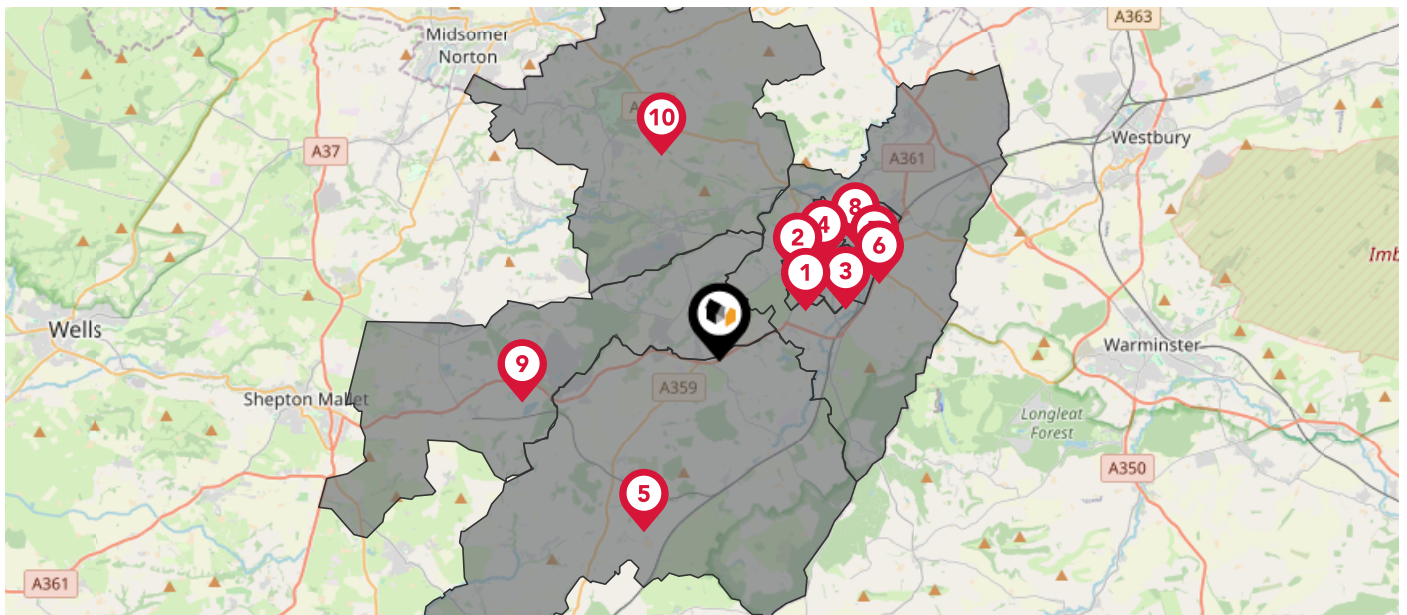
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps











Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

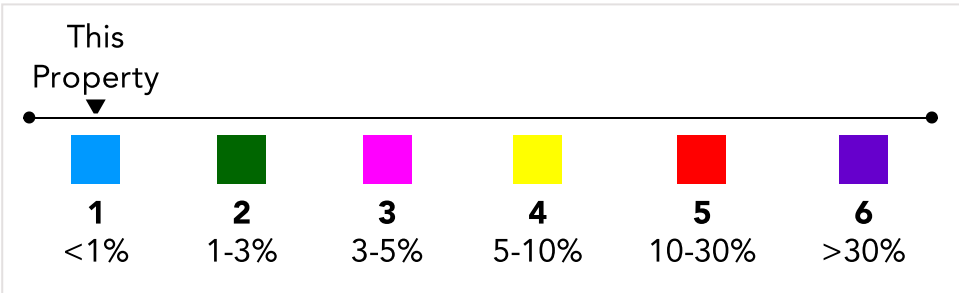
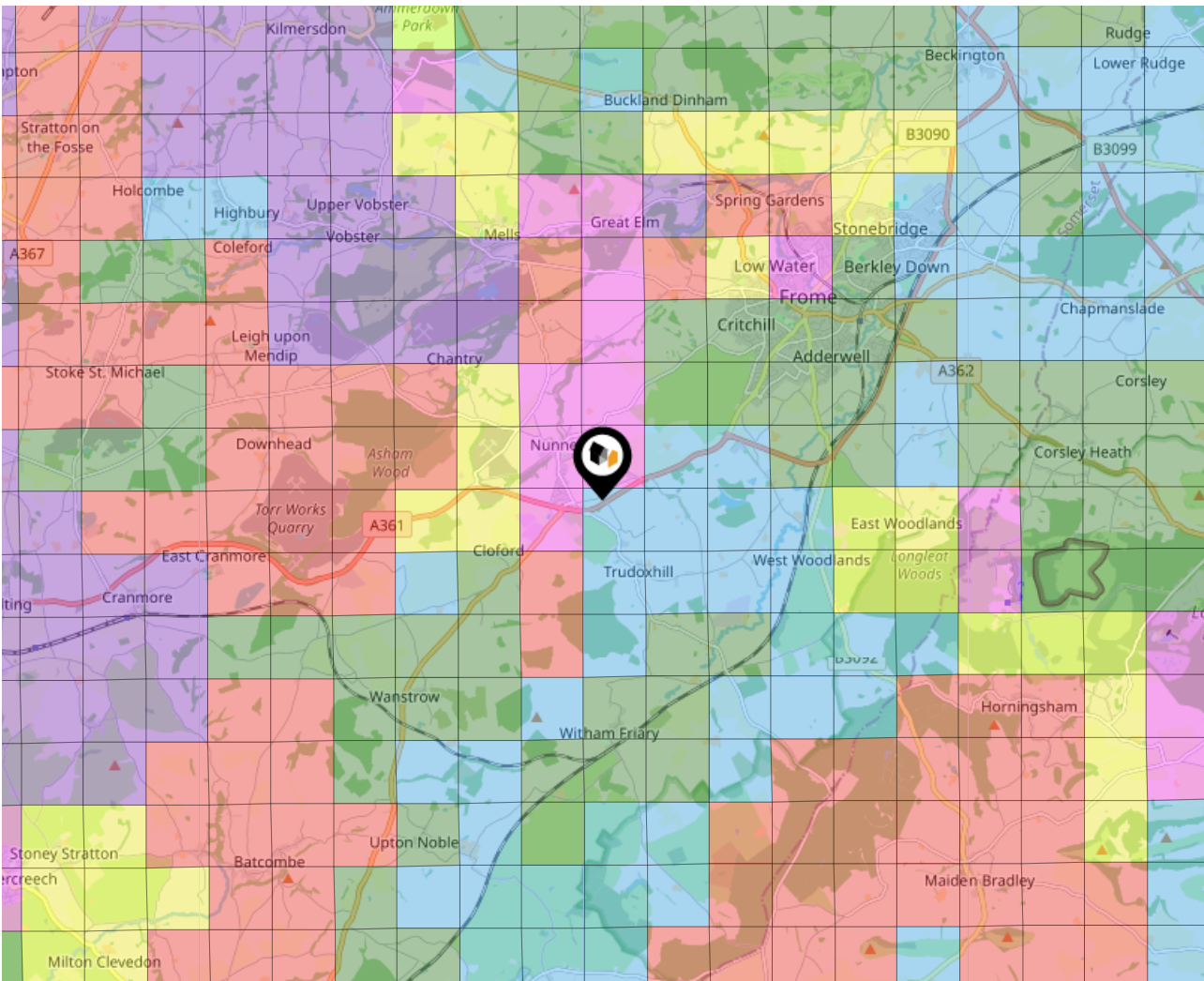


Nearby Council Wards

-  Frome Park Ward
-  Frome Oakfield Ward
-  Frome Keyford Ward
-  Frome Market Ward
-  Postlebury Ward
-  Beckington and Selwood Ward
-  Frome Berkley Down Ward
-  Frome College Ward
-  Cranmore, Doultling and Nunney Ward
-  Ammerdown Ward

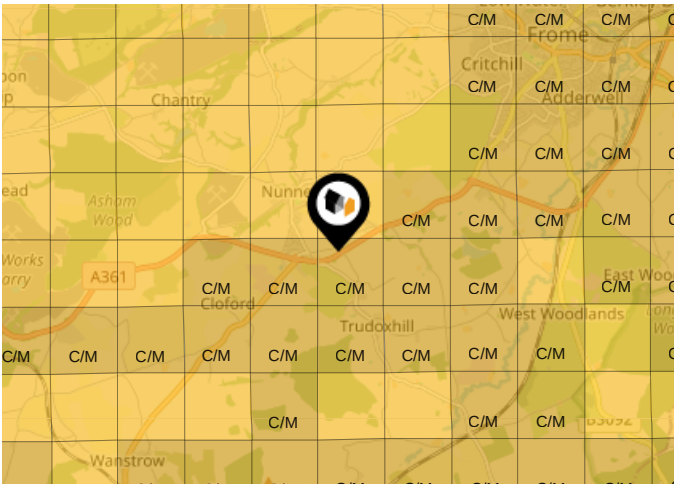
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|-------------------------------|------------------------------------|----------------------|----------------------|
| Carbon Content: | HIGH | Soil Texture: | CLAYEY LOAM TO SILTY |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | LOAM SHALLOW |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |



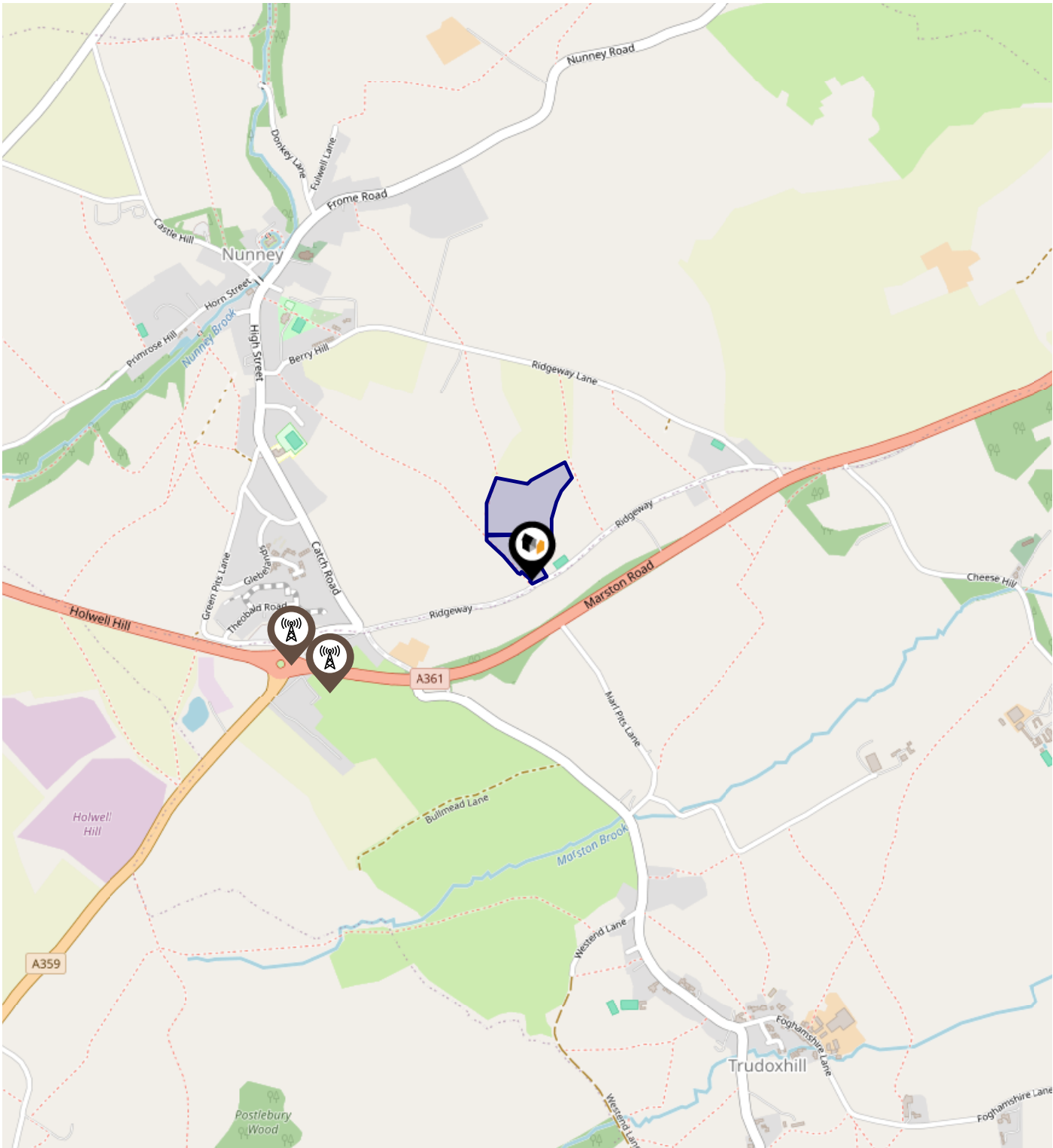
Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |



Local Area

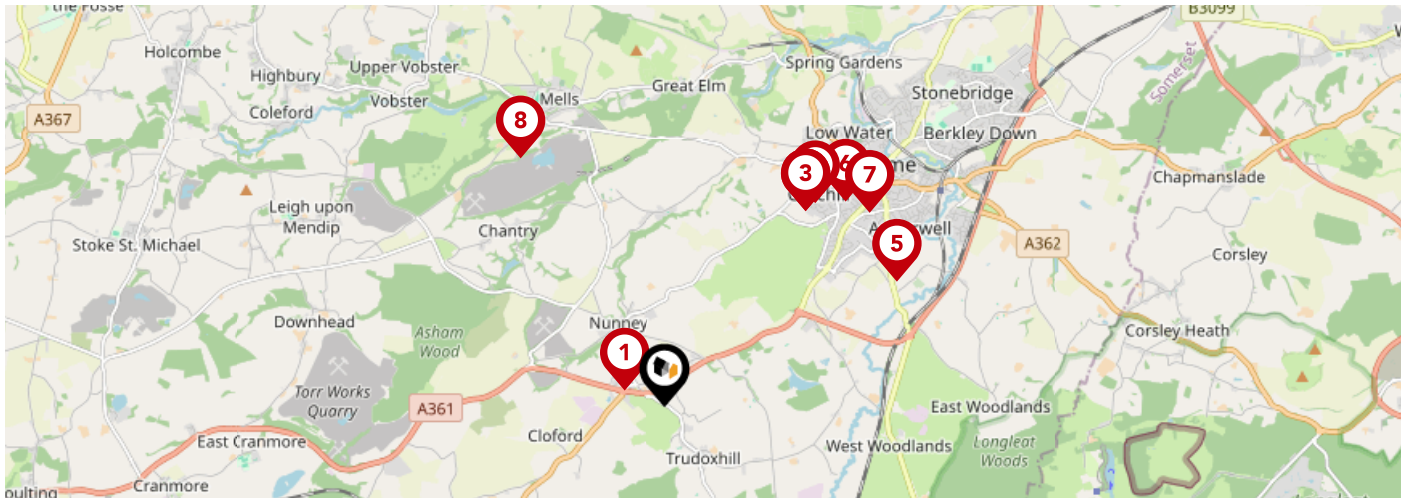
Masts & Pylons

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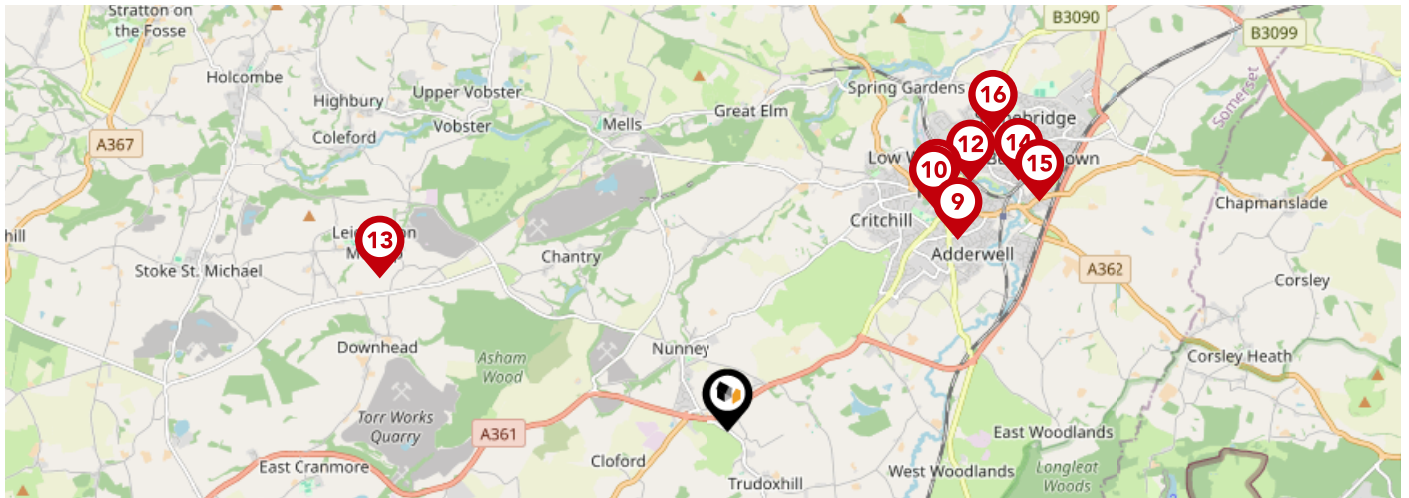










Key:

-  Power Pylons
-  Communication Masts



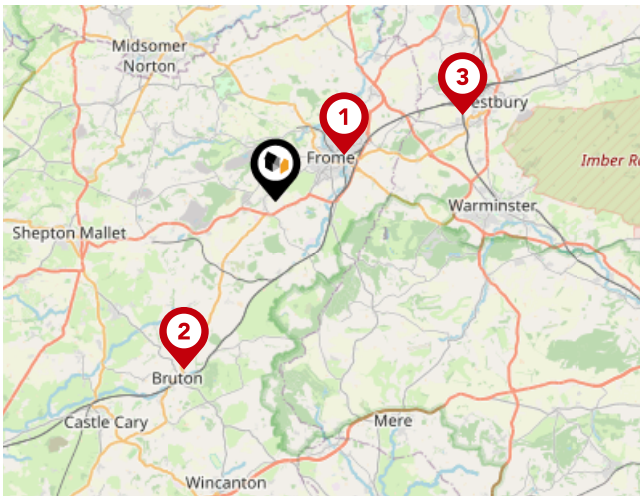
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Nunney First School Ofsted Rating: Good Pupils: 72 Distance:0.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Trinity Church of England First School Ofsted Rating: Good Pupils: 295 Distance:2.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Critchill Special School Ofsted Rating: Good Pupils: 97 Distance:2.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Oakfield Academy Ofsted Rating: Requires improvement Pupils: 557 Distance:2.35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Christ Church First School Ofsted Rating: Not Rated Pupils: 77 Distance:2.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Wessex Lodge School Ofsted Rating: Good Pupils: 50 Distance:2.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:2.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Mells Church of England First School Ofsted Rating: Good Pupils: 69 Distance:2.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:2.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Vallis First School Ofsted Rating: Good Pupils: 229 Distance:2.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:2.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:3.25 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Leigh On Mendip School Ofsted Rating: Good Pupils: 99 Distance:3.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Selwood Academy Ofsted Rating: Good Pupils: 598 Distance:3.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:3.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:3.73 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

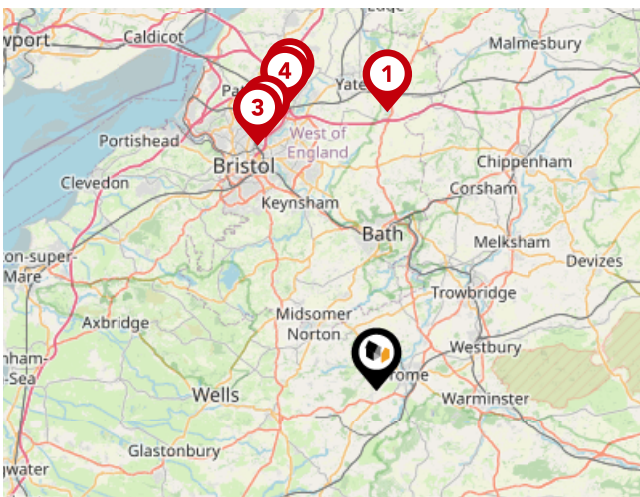
Area Transport (National)

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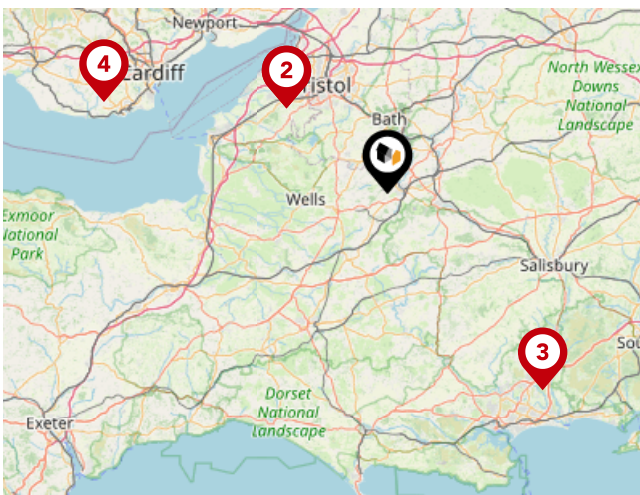
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Frome Rail Station | 3.07 miles |
| 2 | Bruton Rail Station | 7.15 miles |
| 3 | Dilton Marsh Rail Station | 7.67 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J18 | 20.71 miles |
| 2 | M32 J2 | 20.57 miles |
| 3 | M32 J3 | 20.3 miles |
| 4 | M32 J1 | 21.98 miles |
| 5 | M4 J19 | 22.46 miles |

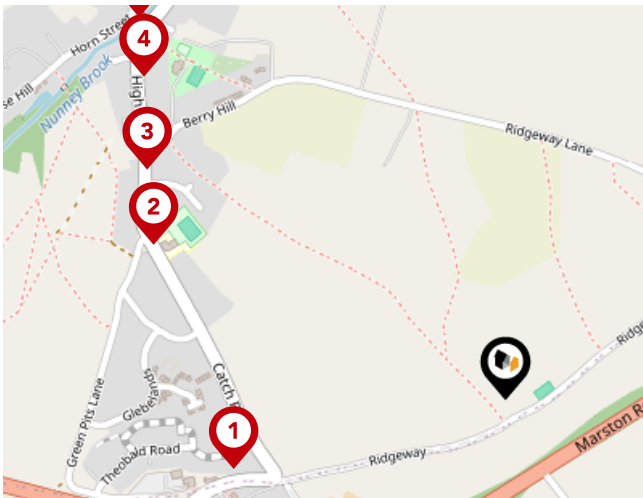
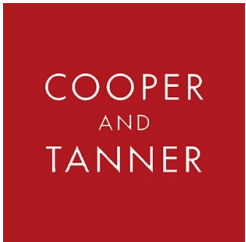


Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Bristol Airport | 19.51 miles |
| 2 | Felton | 19.51 miles |
| 3 | Bournemouth International Airport | 37.54 miles |
| 4 | Cardiff Airport | 44.08 miles |

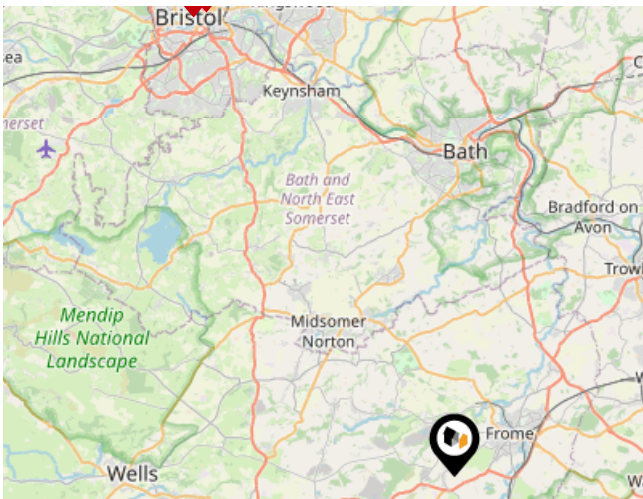
Area

Transport (Local)



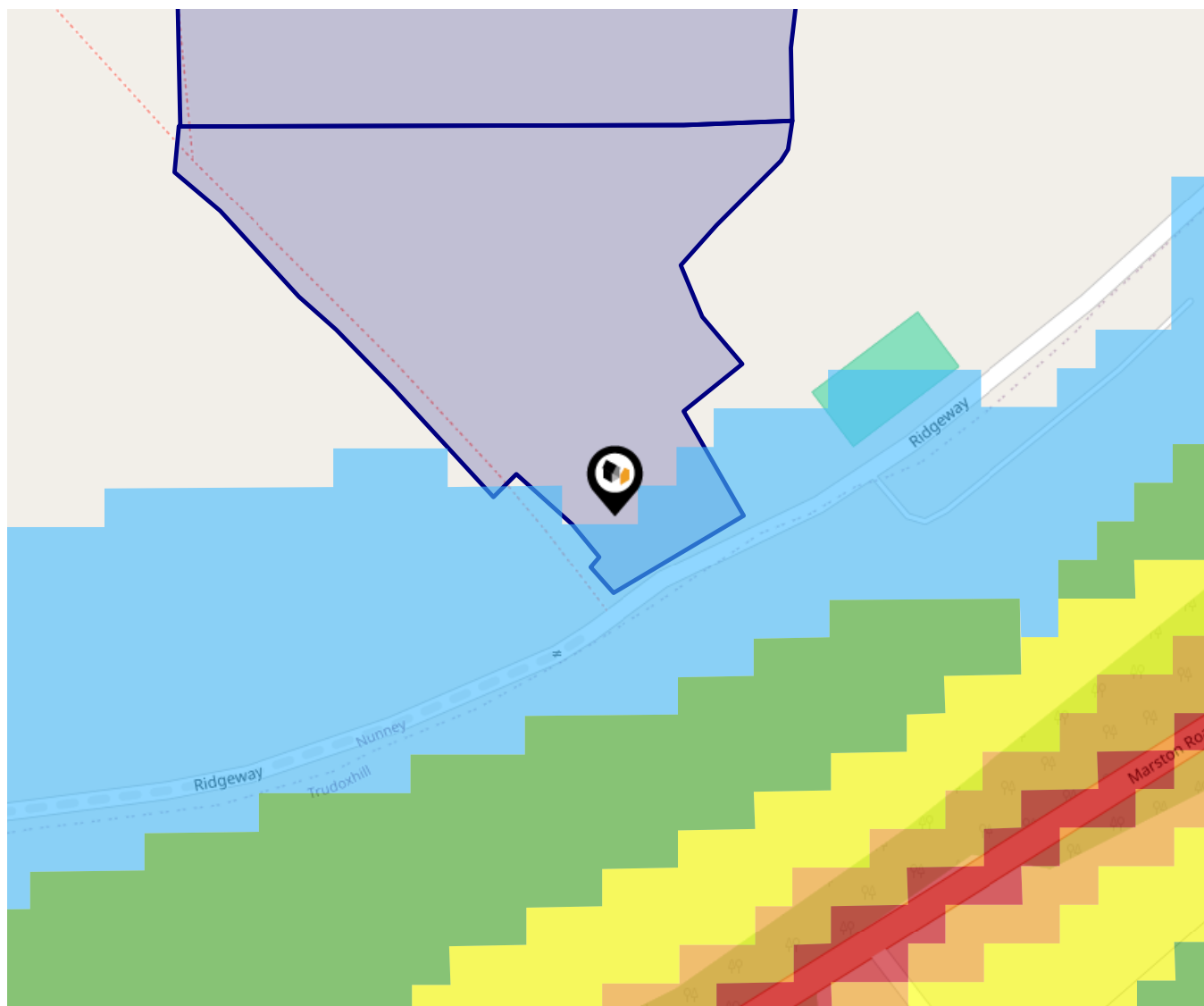
Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Hawthorne Villas | 0.33 miles |
| 2 | Nunney School | 0.45 miles |
| 3 | Dallimore Mead | 0.5 miles |
| 4 | Mendip East Slinky - Nunney DRT | 0.56 miles |
| 5 | Bus Shelter | 0.62 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|-------------|
| 1 | Temple Meads Station Ferry Landing | 19.51 miles |
| 2 | Bathurst Basin Ferry Landing | 19.56 miles |
| 3 | Bathurst Basin Ferry Landing | 19.57 miles |



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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